

## VILLAGE OF ALMONT

### **NOTICE OF A PUBLIC HEARING REGARDING A PROPOSED AMENDMENT TO THE ALMONT VILLAGE ZONING ORDINANCE**

Notice is hereby given that the Village Planning Commission of Almont will hold a public hearing on Thursday, May 1, 2014 at 7:30 p.m., or as soon thereafter as the matter may be heard, in the Almont Village Municipal Building located at 817 N. Main Street, Almont, MI 48003.

The purpose of said public hearing will be to allow all persons interested in the potential approval of an amendment to the Almont Village Zoning Ordinance an opportunity to be heard.

This amendment which would be adopted as Ordinance No. 159.27 would amend Section 3.13 of the existing Almont Village Zoning Ordinance to read as follows:

#### **Section 3.13 FRONTAGE**

1. Every dwelling or principal building shall be located on a lot which shall front upon an improved public or an existing private street, road or highway, for a distance not less than the minimum lot width for the zoning district within which the lot is located except when access is authorized by an ingress/egress easement by the Planning Commission
2. A lot without frontage on an improved public or an existing private street, road or highway may be permitted by the Planning Commission following site plan review provided:
  - a) The site has access to an improved public or an existing private street, road or highway by means of an ingress/egress easement a minimum of 66' wide.
  - b) The easement shall also permit the extension of utilities if necessary, to such parcel(s).
  - c) The easement agreement will include a maintenance agreement to ensure maintenance of the driveway across the easement; both agreements shall be recorded with the County Register of Deeds.
  - d) The easement shall provide access to only one lot, other than the lot it crosses, but in no case may it be used to provide access to more than two lots.
  - e) The Planning Commission shall only grant approval for the creation of a lot with access by an ingress/egress easement due to finding that providing access to the proposed lot by means of an improved public or an existing private street, road or highway is impractical.

The Almont Village Council will also hold a public hearing regarding this same matter at its May 6, 2014 Regular Meeting at 7:25 p.m. or as soon thereafter as the matter may be heard, in the Village Municipal Building located at 817 N. Main; Almont, MI 48003.

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Kimberly J. Keesler  
Village of Almont Clerk/Treasurer  
Posted: April 14, 2014

NOTICE: People with disabilities needing accommodations for effective participation in the meeting should contact the Village Clerk/Treasurer at (810) 798-8528 at least seven (7) working days in advance of the meeting. An attempt will be made to make reasonable accommodations. A copy of the proposed amendatory ordinance may be inspected at the Almont Village Offices located at 817 N. Main; Almont, MI 48003 during regular business hours, being between 8:00 a.m. and 4:00 p.m. on regular business days. Written comments regarding this matter can also be received at the above listed address until the day of its consideration.